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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

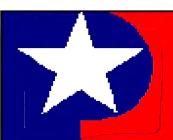
364,000 / 364,000

USE VALUE:

364,000 / 364,000

ASSESSED:

364,000 / 364,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 518

Owner 1: FARHADI SOMAIYEH

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #518

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: FLEMING ROBERT P -

Owner 2: MASSARO MARK -

Street 1: 1 WATERMILL PL #518

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 657 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

&lt;/

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:	6 - Stucco	10 %
Roof Struct:	4 - Flat	
Roof Cover:	4 - Tar & Gravel	
Color:	BRICK	
View / Desir:	1 - 1 Bed	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1988
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**BATH FEATURES****COMMENTS****SKETCH**

Full Bath: 1 Rating: Average

A Bath: Rating:

3/4 Bath: Rating:

A 3QBth: Rating:

1/2 Bath: 1 Rating: Average

A HBth: Rating:

OthrFix: Rating:

Building Number 1.

**OTHER FEATURES**

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 4 BRs: 1 Baths: 1 HB: 1

**CONDO INFORMATION**

Location: R - Rear

Total Units:

Floor: 5 - 5th Floor

% Own: 0.904900014

Name: 25 - 6040

**DEPRECIATION**

Phys Cond: GD - Good 14. %

Functional: %

Economic: %

Special: %

Override: %

Total: 14.9 %

**REMODELING****RES BREAKDOWN**

Exterior: No Unit RMS BRS FL

Interior: 1 4 1 0

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General: Totals 1 4 1

**CALC SUMMARY****COMPARABLE SALES**

Rate Parcel ID Typ Date Sale Price

Basic \$ / SQ: 325.00

Size Adj.: 1.41324198

Const Adj.: 0.78125376

Adj \$ / SQ: 358.833

Other Features: 40230

Grade Factor: 1.00

NBHD Inf: 1.54999995

NBHD Mod:

LUC Factor: 1.00

Adj Total: 427774

Depreciation: 63738

Depreciated Total: 364035

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 556.19

Special Features: 0 Val/Su Net: 554.03

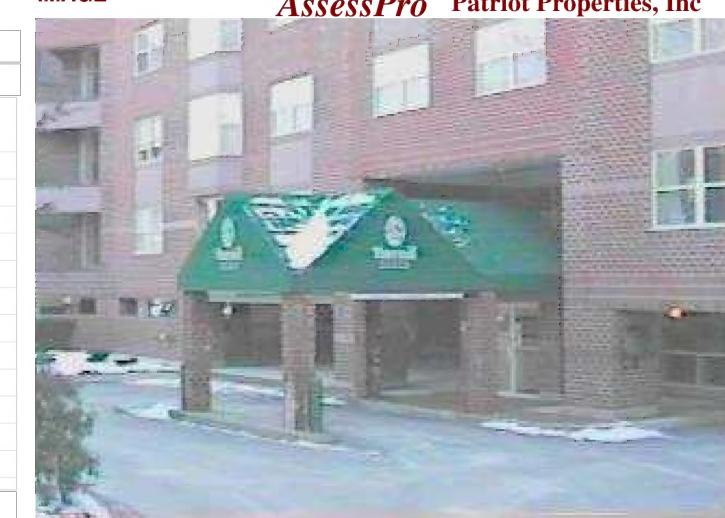
Final Total: 364000 Val/Su SzAd 554.03

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu # Ten
GLA	Gross Liv Ar	657	358.830	235,753					

Net Sketched Area: 657 Total: 235,753

Size Ad 657 Gross Area 657 FinArea 657

**IMAGE**

More: N Total Yard Items: Total Special Features: Total: